

RÉSUMÉ DIGEST

ACT 680 (HB 887)

2026 Regular Session

McFarland

Prior law (R.S. 38:2225.2.4(B)(5)) defined "selection review committee" as a committee appointed by the owner to review request for qualifications (RFQs), score and rank proposers, and recommend a construction management at risk (CMAR) contractor, consisting of up to five members: a design professional in the discipline of but not involved in the project, a licensed contractor in the discipline of but not involved in the project, the owner's representative, and two members at large.

New law modifies prior law by changing the composition of the committee as follows: one design professional in the relevant discipline not involved in the project, one principal or employee of a licensed contractor in the relevant discipline not involved in the project, and two members as qualified professionals in the relevant fields, all of whom must not be involved in the project.

New law provides that all committee actions, including proposal discussion, scoring and ranking of proposals, interviews, presentations, and publication of scores and recommendations, may occur only at a meeting at which a quorum is present. Requires a quorum to consist of the owner's representative, at least one design professional, and one principal or employee of a licensed contractor in the relevant discipline not involved in the project.

Existing law (R.S. 38:2225.2.4(E)(1)) requires that, prior to conducting business, the selection committee be informed by the owner, the owner's representative, or an assigned RFQ coordinator on the RFQ, the project, the scoring and ranking procedure, the committee's responsibility, and any relevant particulars of the project.

New law clarifies existing law by requiring the selection review committee, prior to receiving and evaluating proposals, have the owner, the owner's representative, or an assigned RFQ coordinator convene a public meeting held in accordance with the Open Meetings Law to inform the committee on the RFQ, the project, the scoring and ranking procedure, the committee's duties, and any relevant particulars of the project.

Existing law (R.S. 38:2225.4(F)(1)) requires the RFQ to award a contract for a CMAR contractor for preconstruction and construction services and be advertised in the official journal of the owner and, if available, on the owner's Internet website and be advertised at least twice within the 30-day period preceding the deadline for receipt of responses.

New law retains existing law but requires that the RFQ also be advertised in the official journal of the state and posted on any project notification or electronic bidding system utilized by the public entity.

Existing law (R.S. 38:2225.4(F)(2)) requires that the RFQ include information limited to the qualifications of a proposer, including total fees and compensation payable to the CMAR contractor for preconstruction services, as well as any other pertinent information the owner determines necessary.

New law retains existing law and clarifies that total fees and compensation payable to the CMAR contractor for preconstruction services be established by the owner and not be requested from, or offered by, proposers as part of their responses or interviews.

Existing law (R.S. 38:2225.4(F)(3)) provides that the RFQ may request that proposers include information the owner deems appropriate to demonstrate the proposer's capability to perform as a CMAR contractor, including the proposer's surety.

New law retains existing law and prohibits the requirement of audited financials as production of a bonding commitment letter, dated within 30 days of the proposal due date, for a payment and performance bond equivalent to the maximum estimated project cost is sufficient.

Existing law (R.S. 38:2225.4(F)(4)) requires the selection review committee, within 90 days after the RFQ response deadline, to submit a written recommendation to the owner on

contract award. Provides that the committee's findings are public records and Open Meetings Law exceptions apply to meetings where individual proposers are interviewed.

New law retains existing law and requires that after all interviews or presentations, the selection review committee enter executive session for discussion, then reconvene in an open meeting to publish each proposer's scores and identify the recommended awardee.

New law provides for scoring and ranking procedures for all proposals. Requires each member to rank proposers first, second, or third for each section of the score sheet, with points assigned as follows: first-three; second-two; third-one. Further requires that section points be totaled to determine the top three proposals, with the highest total score ranking highest. Additionally, requires that the top three proposers be granted in-person interviews, or if only one or two meet minimum criteria, all be interviewed and requires the committee to rank tied proposals first, second, or third to resolve any ties.

New law provides for scoring and ranking procedures for interviews and presentations. Requires the selection review committee to conduct in-person interviews for proposers selected, except that remote participation may be permitted for emergencies or other good cause documented in writing by the owner. Requires the committee complete a new score sheet after the interview and presentation. Further requires each member to rank proposers first, second, or third for each section of the score sheet, with points assigned as follows: first-three; second-two; third-one, and that section points be totaled to determine total scores. Additionally, requires that the proposer with the highest total on the score sheet be recommended in writing to the owner, and requires the committee to rank tied proposals first, second, or third to resolve any ties.

New law prohibits the RFQ, responses, or interviews from considering a proposer's fee, compensation, or general conditions before a contractor is selected. Requires the selection review committee to evaluate, score, rank, and recommend solely based on qualifications and RFQ factors, excluding price, fee, or general conditions until selection.

New law provides if any provision of new law is determined to conflict with requirements for grants obtained from federal funds, the remaining provisions of new law will not be affected.

Effective August 1, 2026.

(Amends R.S. 38:2225.2.4(B)(5)-(7), (E)(1), and (F)(1), (2)(e), (3)(a), and (4); Adds R.S. 38:2225.2.4(B)(8), (F)(7)-(9), and (I))